



Photography may depict items not supplied by Eden Brae Homes, such as furniture, window furnishings, landscaping, retaining walls, fencing, decorative landscaping items, water features, pergolas, pools, decks, outdoor fireplaces and barbecues. Pricing does not include the supply of any of these items. Image features upgraded items, please talk to a sales consultant for detailed home pricing.

PACKAGE PRICE **\$591,500\***

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THE  
smart living  
SERIES

## Package includes:

- Smart Living Series Luxury Inclusions
- Stone benchtops to kitchen, bath & ensuite
- Premium Roof Upgrade
- Smeg Kitchen Appliances Package
- Alfresco Area



Industry-Leading Inclusions  
and Fixed Price Site Costs

- + Standard Range floor tiles to entry, kitchen, meals & family room
- + Standard Range quality wool blend sisal carpet to balance of home
- + Remote controlled garage door
- + Alarm System
- + Plain Concrete to Alfresco (where applicable)
- + Driveway & path to entry



**1300 490 716**

**edenbraehomes.com.au**

TERMS & CONDITIONS: \*NOTE: package prices are based on standard home, standard facade and builder's preferred siting. Depicted facade may incur an additional charge. Pricing may vary due to actual land availability. House and Land Packages are subject to developers design review panel, council final approval and Eden Brae Homes Procedure of Purchase. All prices are GST inclusive. Eden Brae Homes reserves the right to change prices without notice. Start date is subject to client, developer and council meeting time frames including but not limited to, land registration, amount of client variations, developer/council approval, acceptance of tender and contract within 7 days respectively. Prices are subject to developer, council and statutory requirements, location and condition of services. Package provided is based on Eden Brae Homes preliminary/preferred siting and preliminary developer land information currently available. Variations to land size, location of services - including but not limited to sewer/stormwater locations, drainage grates, Telstra pits, trees, butterfly drains, driveway crossover, pram ramps, electrical/other easements or Section 88B instrument, may necessitate floor plan or siting amendments. Eden Brae Homes Sale terms and conditions apply. Full details of these are available from all Eden Brae Homes Display Centres. Please speak to your Eden Brae Homes consultant or refer to individual marketing material. Builders Licence Number 120300C.

